

**Moultonborough Zoning Board of Adjustment
P.O. Box 139
Moultonborough, NH 03254**

Regular Meeting

May 18, 2016

Minutes

Present: Members: Bob Stephens, Ken Bickford, Bob Zewski, Robert St. Peter
 Alternates: Richard Jenny, Jerry Hopkins
Excused: Member: Russ Nolin
 Alternate: Nick DeMeo, Paul Onthank
Staff Present: Administrative Assistant, Bonnie Whitney

I. Call to Order

Chairman Stephens called the meeting to order at 7:00 PM and led the Pledge of Allegiance. He then introduced the members of the board to the public. Mr. Stephens appointed Richard Jenny to sit on the board with full voting privileges in place of member Russ Nolin.

II. Pledge of Allegiance

III. Approval of Minutes

Motion: Mr. Bickford moved to approve the Zoning Board of Adjustment Minutes of May 4th, 2016, as corrected, seconded by Mr. Jenny, carried unanimously, with Mr. Zewski abstaining.

IV. Hearings

1. Mark & Kathy Nai (223-11) (16 Connector Road)
 Variance from Article III.B. 1

Chairman Stephens stated that this is a request for a variance to allow for the construction of a 14' x 22' screened in porch to be located 10 ft. from the edge of the right of way, where a 25 ft. setback is required.

Mark Nai presented their application for a variance. Mr. Nai briefly stated the proposal is for the construction of a 14' x 22' screen porch. He briefly explained the project, giving a couple of the reasons why he and his wife chose the west side of the home for the location. The proposed location provides the least amount of obstruction to the neighborhood and will keep it in character with the neighborhood. He noted that Connector Road is a private road and they cannot see any issues from a traffic stand point. There are only two homes on the road. Mr. Nai stated that he has spoken to all of his abutters and a board member who represents the lot to the rear, all were in favor and had no objections or issues. Mr. Nai addressed the criteria for the granting of a variance and answered any questions from the board.

The Chair asked how many members had the chance to view the site. Members Zewski, Bickford and Jenny indicated that they had viewed the site.

Mr. Bickford questioned if the screen porch would be accessible only from the inside or will there be stairs on the exterior. Mr. Nai stated for safety reasons there will be two ways. Mr. Bickford questioned if the stairs were included in the 14' x 22' measurement. Mr. Nai replied that the stairs would be facing south, which do not intrude further into the requested setback of 10'.

Mr. Bickford stated that with the addition of the screen porch there would be an increase in the impervious surface. He questioned if that would have any effect with drainage and with the gully. Mr. Nai briefly explained the two gullies and drainage stating that the porch would have no effect.

Mr. Stephens questioned the access to the lot to the rear, Hermit Cove Park. Mr. Nai stated that there are drawings back from the 60's that show Connector Road as a dead end and that the primary access should be from Kimball Drive.

Mr. Stephens opened the hearing for public input at this time, noting there were none.

Mr. Stephens asked if there were any additional questions from the board at this time. It was noted that there were none. The board went into deliberative session to discuss each of the criteria for the granting of a variance at 7:16 PM and came out of deliberative session at 7:18 PM.

There was no further input from the Board or public. The voting members were Bob S., Ken, Bob Z., Rob and Rich.

Motion: Mr. Bickford moved to grant the request for a variance from Article III.B (1) for Mark & Kathy Nai, Tax Map 223, Lot 11, and further to close the public hearing and to direct staff to draft a formal Notice of Decision for Board discussion only, based on the Finding of Facts during tonight's hearing, which will be reviewed for accuracy only and signed by the Chair at the next scheduled meeting, seconded by Mr. Zewski, motion passed, five (5) in favor (Stephens, Bickford, Zewski, St. Peter, Jenny) and none (0) opposed.

Mr. Stephens noted the right to appeal in accordance with NH RSA 677:2 would begin tomorrow.

V. Correspondence

VI. Unfinished Business

1. Review and possible authorization for the Chairman to sign the formal Notice of Decision for the May 4th, 2016 granting of a variance for Walter H. Michalke III, for a parcel located at 54 Eden Lane (Tax Map 99, Lot 69).

The Board reviewed the draft Notice of Decision prepared by staff, as directed by the Board at the hearing on May 4th. There were no changes made to the draft.

Motion: Mr. Bickford moved to approve the formal Notice of Decision as written for Walter H. Michalke III (99-69) and to authorize the Chairman to sign and staff to mail said notice to the applicant or applicant's agent, seconded by Mr. Jenny, motion passed, three (3) in favor (Stephens, Bickford, Jenny), two (2) abstentions (Zewski, St. Peter) and none (0) opposed.

2. Review and possible authorization for the Chairman to sign the formal Notice of Decision for the May 4th, 2016 denial of a variance for Leon Haydon, for a parcel located on Winaukee Road (Tax Map 252, Lot 23).

The Board reviewed the draft Notice of Decision prepared by staff, as directed by the Board at the hearing on May 4th. There were no changes made to the draft.

Motion: Mr. Bickford moved to approve the formal Notice of Decision as written for Leon Haydon (252-23) and to authorize the Chairman to sign and staff to mail said notice to the applicant or applicant's agent, seconded by Mr. Stephens, motion passed, three (3) in favor (Stephens, Bickford, Jenny), two (2) abstentions (Zewski, St. Peter) and none (0) opposed.

VII. Adjournment

Motion: Mr. Stephens made the motion to adjourn at 7:24 PM, seconded by Mr. St. Peter, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant

NOTICE: These DRAFT Minutes have not been formally approved by the Zoning Board of Adjustment. Please contact the Office of Development Services after the next regularly scheduled meeting of the Moultonborough Zoning Board of Adjustment to be held on the 1st and 3rd Wednesday of each month, to learn if any corrections, additions or deletions were made.